

Carlisle Housing Authority
Meeting Minutes
November 9, 2015

Present: Alan Lehotsky, Chair; Barbara Bjornson; Carolyn Ing; Mark Levitan; Steven Pearlman; Elizabeth DeMille Barnett, Housing Coordinator.

Guest: Helen Lyons, Carlisle Mosquito

1. Meeting called to order at 7:00 p.m.

2. Old Business

A. NOAH Benfield Farms Project Update.

1. Board of Health (BOH) Temporary Certification of Compliance: Ms. Barnett reported that there was no change in the status of permit. The carbon adding process appears to be working. NOAH and the septic system installer are continuing to coordinate with the Board of Health.

B. 2015 Town Of Carlisle Housing Production Plan

Ms. Barnett reported that the 2015 Housing Production Plan was approved by the Planning Board and the Board of Selectmen and submitted to the Massachusetts Dept. of Housing and Community Development for approval.

C. Bedford Road Ground Lease for Group Home for Intellectually-challenged Residents

1. Demolition and site stabilization. Ms. Barnett reported that the house had been demolished and only a small amount of debris remained to be cleaned up by the Department of Public Works.
2. Till, Inc. Group Home, Board of Health (BOH) Septic and Well application. Ms. Barnett reported that the nitrogen restriction agreement (Grant of Title V Restriction and Easement) drafted by Town Counsel and approved by the Affordable Housing Trust is being circulated to the Housing Authority and TILL, Inc. for signatures. In addition, a plan has been produced by Stamski & McNary for the Affordable Housing Trust which shows the “nitrogen credit area.” Both documents will be presented to the BOH next week for approval and signature.

Mr. Pearlman made a motion that the Carlisle Housing Authority accepts the Nitrogen Restriction Agreement. Second by Ms. Ing. All present aye; the motion was approved.

3. Till, Inc. Group Home, Site Plan Review. Ms. Barnett reported that the second meeting of the Planning Board’s site plan review hearing occurs this evening, and the Board of Selectmen’s continued hearing will commence tomorrow, November 10, 2015.
4. Till, Inc. Group Home, Wetlands Act Notice of Intent (Conservation Commission). Mr. Lehotsky reported on the status of Conservation Commission deliberations regarding this project at their meetings of

October 22 and November 5. There continues to be a difference of opinion regarding the proper classification of the project for permitting purposes. The ConsCom is reviewing the project as an educational facility, but the Housing Authority considers it a residence, as provided in state housing law (M.G.L. Chapter 40A Section 3) that applies to group homes. The storm water management requirements are quite different for each permitting category.

Mr. Pearlman made a motion as follows: The Carlisle Housing Authority asserts that Till, Inc. is in compliance with the Group Home RFP with respect to storm water management, in that the state storm water management policy does not require a Storm Water Management Plan for a project of this type. Seconded by Mr. Levitan. All present aye; the motion was approved.

5. Upcoming meetings of Town boards. Ms. Barnett communicated the calendar of all scheduled upcoming meetings pertaining to this project.

New Business

A. Election of Officers

This item was postponed.

B. Informal Report of Housing Inquiries

Ms. Barnett has started to record the number and content of inquiries she receives regarding the availability of affordable housing. In a recent 10 business day period, she fielded 11 telephone calls, 2 in-person visits and 4 written inquiries.

C. Affordable Housing Seminar

Ms. Barnett stated that she is planning to attend an Affordable Housing seminar in Acton December 8. Registration will be paid by the Affordable Housing Trust.

3. Approval of Minutes

Ms. Ing made a motion to accept the minutes of the October 19, 2015 meeting as written. The motion was seconded by Mr. Pearlman. All present aye; the motion was approved.

4. Next Meeting Date(s)

Monday, November 23, 2015 at 7:30 p.m.

5. Executive Session

The board voted to go into Executive Session.

6. Meeting Adjourned at 9:16 p.m.

Motion by Mr. Pearlman; seconded by Ms. Ing. All present aye; the motion was approved.

Respectfully submitted,
Mark Levitan, Secretary